



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

August 8, 2016

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 *a.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 18, 2016**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Election of Officers
- C. BZA Dockets – Former Comprehensive Zoning Ordinance<sup>1</sup> - Unfinished Business

**ITEM 1 – Docket Number: 081-15**

**Applicant or Agent:** Harry Baker Smith Architects, 515 Toulouse, L.L.C.,  
**Property Location:** 515-517 Toulouse Street & 516 Wilkinson **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Former Zoning:** VCC-2 Vieux Carré Commercial District  
**Current Zoning:** VCC-2 Vieux Carré Commercial District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Proposed Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing building to a mixed-use structure with excessive height.

**Requested Waiver:**

**Section 8.5.7 (Table 8.D) – Maximum Building Height**

Required: 50 feet      Proposed: 53 feet      Waiver: 3 feet



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<sup>1</sup> The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

**ITEM 2 – Docket Number: 157-15**

**Applicant or Agent:** John F. Wheelock, Jr.  
**Property Location:** 2031 State Street **Zip:** 70118  
**Bounding Streets:** State St., Freret St., Richmond Pl., & Loyola Ave.  
**Former Zoning:** RS-2 Single Family Residential District  
**Current Zoning:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** LSS  
**Proposed Use:** Single-Family Residence **Lot Number:** B  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance (CZO).

**Request:** This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 53% (563 sq. ft.)      Waiver: 13% (163 sq. ft.)



**D. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>2</sup> - Unfinished Business**

**ITEM 3 – Docket Number: 044-16**

**Applicant or Agent:** The City Of New Orleans  
**Property Location:** 3950 Alvar Street **Zip:** 70126  
**Bounding Streets:** Alvar St., Chickasaw St., Desire Pkwy, Almonaster Ave.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Vacant Lot **Square Number:** 31  
**Proposed Use:** Motor Vehicle Service & Repair, Minor **Lot Number:** T  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Citation:** This request is for a variance from the provisions of Article 16, Section 16.3.A.2 (a) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a motor vehicle repair facility with an excessive front yard setback.

**Waiver:**

**Article 16, 16.3.A.2 (a) - Front Yard Build-To Line**

Permitted: 20' maximum Provided: 148' **Waiver:** 128'



**ITEM 4 – Docket Number: 047-16**

**Applicant or Agent:** Gebre E. Amare, Michael Tifft  
**Property Location:** 1544 Gentilly Boulevard **Zip:** 70119  
**Bounding Streets:** Gentilly Blvd., Laharpe St., Paul Morphy St., Bayou Rd.  
**Zoning District:** HU-B1 Neighborhood Business District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 1530  
**Proposed Use:** Retail Goods Establishment **Lot Number:** X 6 & 7  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a retail goods establishment with insufficient rear yard depth. **(AFTER THE FACT)**

**Requested Waiver:**

**Section 12.3.A.1 (Table 12-2) – Rear Yard Setback**

Required: 15' Provided: 5'-0 ½" **Waiver:** 9'-11 ½"



<sup>2</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 5 – Docket Number: 053-16**

**Applicant or Agent:** Michael Wood  
**Property Location:** 3207 Gravier Street **Zip:** 70119  
**Bounding Streets:** Gravier St., Tulane Ave., S Lopez St., S Rendon St.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 664  
**Proposed Use:** Two-Family Residence **Lot Number:** 2  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:****Section 22.4 (Table 22-1) – Off-Street Parking**

Required: 2 Spaces      Provided: 1 Space      Waiver: 1 Spaces

**E. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>3</sup> - New Business****ITEM 6 – Docket Number: 057-16**

**Applicant or Agent:** Suzanna Dishman, Michelle Duhon  
**Property Location:** 730-732 Louisa Street **Zip:** 70117  
**Bounding Streets:** Dauphine, Louisa, Clouet, Royal  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Bywater **Planning District:** 7  
**Existing Use:** Two-Family Residence **Square Number:** 171  
**Proposed Use:** Two-Family Residence **Lot Number:** O or C PT 13  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This is a request for a variance from the provisions of Article 9, Section 9.3A (Table 9-2) of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit an addition onto a two-family residence, resulting in insufficient minimum rear yard setback.

**Requested Waivers:****Section 9.3A (Table 9-2) – Rear Yard**

Permitted: 20'      Provided: 15'-8.5"      Waiver: 2'-4"



<sup>3</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 7 – Docket Number: 058-16**

**Applicant or Agent:** Jawad Gharib  
**Property Location:** 4500 Old Gentilly Road **Zip:** 70126  
**Bounding Streets:** Gentilly Rd., Louisa, I-10 Expressway  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Vacant Lot **Square Number:** St. Geme  
**Proposed Use:** Mixed-Use **Lot Number:** Undesignated  
**Project Planner:** Brittany DesRocher (bbdesrocher@nola.gov)

**Request:** This is a request for variances from the provisions of Article 24, Section 24.12.D of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit a freestanding sign with excessive area and excessive height.

**Requested Waivers:**

**Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Area**

Permitted: 32 sq. ft.      Provided: 217 sq. ft.      Waiver: 185 sq. ft.

**Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Height**

Permitted: 20 ft.      Provided: 50 ft.      Waiver: 30 ft.



**F. Director of Safety and Permits Decision Appeals – Unfinished Business**

**ITEM 8 – Docket Number: 056-16**

**Applicant or Agent:** Leonard Washington, Michael Tiff  
**Property Location:** 1421-1423 Marais Street **Zip:** 70116  
**Bounding Streets:** Kerlerec St., N. Villere St., Esplanade Ave., Marais St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Treme **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 501  
**Proposed Use:** Multi-Family Residence **Lot Number:** F19

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming use of a nine-plex.

**G. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 9 – Docket Number: 059-16**

**Applicant or Agent:** Trapolin Miles, Lili Legardeur  
**Property Location:** 203-205 S. Jefferson Davis Parkway **Zip:** 70119  
**Bounding Streets:** S. Jefferson Davis Pkwy., Cleveland Ave., Clark St., Palmyra St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant **Square Number:** 685  
**Proposed Use:** Mixed-Use **Lot Number:** 16

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a building permit for a non-conforming use.

**H. Adjournment**